

Design & Access Statement for repairs to Pier and Wall on Land Adjacent to no.86 Southwood Lane, N6 5SY

16th October 2022

Ref: SHERCO_RP_01 (Rev A)

Client: Southwood House Estates Residents Company Limited (SHERCO)

Structural Engineer: Malone Associates

This statement is organised into the following sections:

1. Background & description of the site
2. Structural Survey & findings from Engineer's report
3. Historical Significance of Pier and Wall
4. Explanation of proposed works
5. Access
6. Pre-Application Advice
7. Conclusion

1. Background & description of the site

The Site is situated between Highstone House to the South and the Southwood Lane Public highway to the West and comprises a brick pier and wall along with a landscaped sloping area of soil and trees that is adjacent to no.86 Southwood Lane in Highgate London.

The Brick Pier is situated on a party wall between the boundaries of Highstone House to the South and the sloping landscaped earth bank. The brick wall faces the Southwood Lane Public Highway to the West and to the East retains the soil of the sloping landscaped bank as well as forming

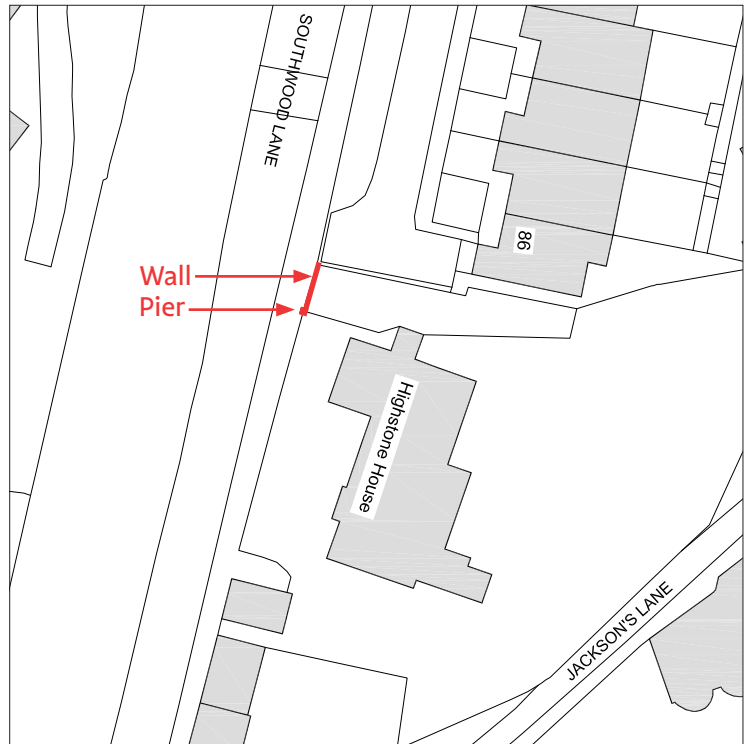


Figure 1 - Site Location plan
Pier and Wall highlighted in red

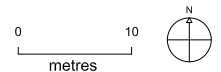


Figure 2 - View from Service Road Looking South (Existing condition)



Figure 3 - View from Southwood Lane Looking North (Existing condition)



Figure 4 - View from Southwood Lane Looking South (Existing condition)

a separating wall further North between the Southwood Lane highway and a service road that provides access to 86-112 Southwood Lane. As the brick Pier on the site had started to visibly deteriorate where it faces the highway, SHERCO appointed Malone Associates Structural Engineers to carry out a structural survey on the wall and pier and advise if any repairs were necessary. This report summarises their findings as well as the subsequent design proposals and together with the Heritage Statement shows how these are intended to be sympathetic to the Highgate Conservation area. Figures 1 to 6 illustrate both the location of the site, its component parts and the current condition of the Pier and wall.

2. Structural Survey & findings from Engineer's report

In February 2022 Malone Associates issued to SHERCO report number BJM/4242. The report identified a number of repairs were needed to the pier and wall as summarised below:

1. The condition of the Pier is such that it requires partial rebuilding and tying into the adjacent party fence wall.
2. The wall adjacent to the pier is recommended to be strengthened.
3. The entire length of wall should be comprehensively repointed.

Malone Associates stated that whilst none of the defects noted in their report required emergency works, they did recommend works be carried out as soon as a contractor can be reasonably appointed.

Malone Associates' Design proposals

Following this report SHERCO made enquiries with Haringey Council as to the parties responsible for the repairs and also requested Malone Associates to prepare designs to carry out the repair works recommended in their report. This design was received in April and May 2022 and comprises the following drawings:

4242/SK01	Boundary Wall Elevation
4242/SK02	Boundary Retaining Wall Details 1 of 3 (Rev A)
4242/SK03	Boundary Retaining Wall Details 2 of 3 (Rev A)
4242/SK04	Boundary Retaining Wall Details 3 of 3 (Rev A)
4242/SK05	Boundary Retaining Wall General Notes

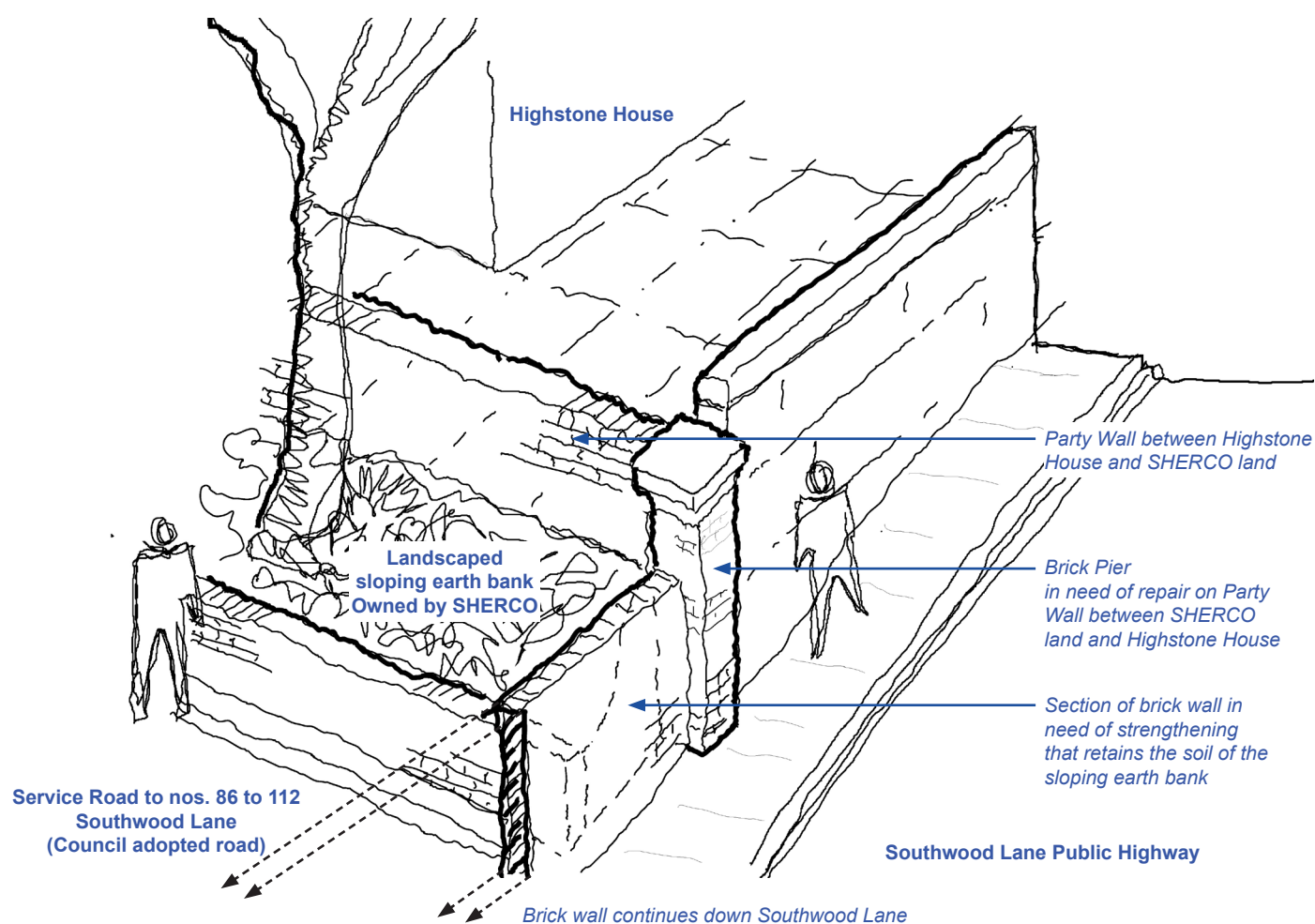


Figure 5 - Sketch showing principal components of the site and the pier and wall that are in need of repair

3. Historical Significance of Pier and Wall

With reference to the Heritage Statement report (SHERCO_RP_02) it is noted that the Pier and Wall both have an important historic and heritage value to Southwood Lane and the Highgate Conservation area. There is evidence to suggest the Pier is at least between 128 and 160 years old and forms the last remnants of a series of masonry terraced houses that previously fronted Southwood Lane. The boundary wall dates to the time of Southwood House a large 18th Century house that was destroyed by a fire in the 1950s. The next section explains how the repair works will be carried out to preserve the character of these heritage assets.

4. Explanation of proposed works

The design drawings included within this planning application comprise three discrete areas of work as noted below:

- 4.1 Works to the Pier
- 4.2 Wall Strengtening works
- 4.3 Repointing works to entire wall

These are now discussed in further detail below:

4.1 Works to the Pier

These works are a shared responsibility between SHERCO and the adjoining owner of Highstone House given that they fall on a party fence wall boundary line. They involve the careful dismantling of the upper portion of the pier, the rebuilding of the lower facing course of brickwork and the reinstatement of the upper portion of the pier once the lower section is rebuilt. As is noted in drawings DWG-05 & 4242/SK04, the existing coping stone and all brickwork are proposed to be reused in the reinstatement works.

A sample of brick taken from the site indiates that the pier is a heavily weathered soft red. Any additional bricks required will be sourced from a reclaim yard to match as closely as practicably possible the existing. The proposed bricks



Figure 6 - View from Southwood Lane Looking South (Existing condition)

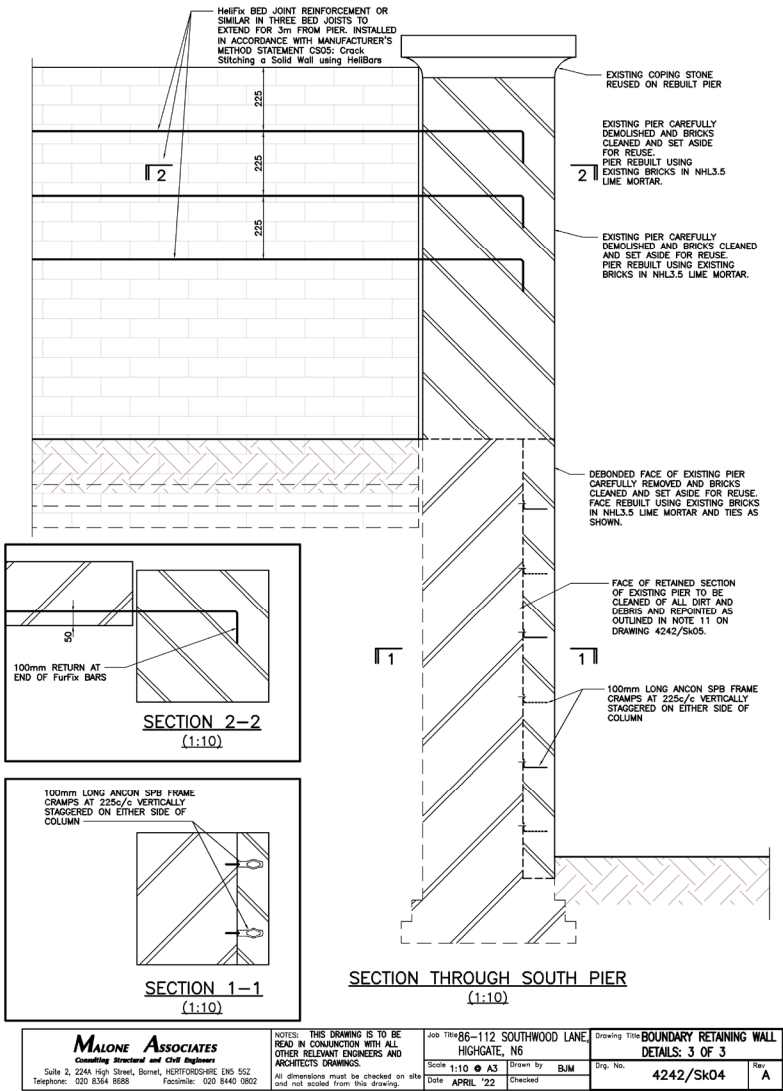


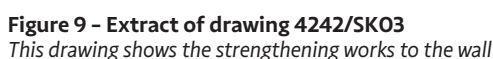
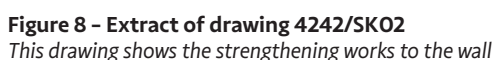
Figure 7 - Extract of drawing 4242/SK04
This drawing summarises the repairs to the pier

A Lime mortar will be used in keeping with the original design and all anchors and tie rods/helibars will be concealed behind mortar as far as is practicably possible. The design repair proposals therefore preserve and enhance the original character of the pier as well as making it structurally sound.

Malone Associates identified in their report that the wall adjacent to the pier was leaning out towards the highway at an incline of about 1 in 20, likely because of inadequate capacity of the wall to resist the lateral loads from the soil embankment behind it within the curtilage of SHERCO's communal garden.

Malone Associates advised that they did not consider temporary propping of the wall necessary as the wall should not need propping while the excavation is being dug. The new concrete should be cast in three lifts as now shown on drawing 4242/Sk03 to avoid propping of the wall during wall construction. Extensive repointing of this wall would also be carried out using a lime mortar to match existing.

This concrete wall would then be hidden behind the sloping earth bank as shown in DWG-02 & 04. In doing so the design proposals would structurally stabilise the existing wall and preserve and enhance its original character.



4.3. Repointing works to entire wall

As noted in Malone Associates structural report, repointing of the entire wall is strongly advised. In their survey they identified numerous sections of the wall that had loose or missing mortar and that this problem was worse at the base of the wall.

They noted that if this repointing was not carried out it could lead to a significant deterioration of the condition of the wall in future. SHERCO will undertake to repoint the Pier and the area of Wall where the strengthening works are required.

SHERCO understands that the remainder of the wall that it does not own has been adopted by Haringey Council and it therefore raises the matter of repointing of the areas not owned by SHERCO for consideration by the Council.

5. Access

All design proposals once completed do not affect access. A working area next to the pier will be needed to reinstate the facing bricks and the wall strengthening works may require some equipment to be located at the cul-de-sac road turning head. Temporary proposals will be sought from Contractors for this. Please also refer to section 6.5.

6. Pre-Application Advice

SHERCO sought pre-application advice from the Council on its proposals for the Pier and Wall on 25th July 2022. Ref: PRE/2022/0182. As some points were raised during this meeting and in the subsequent written response, these items have been addressed below:

6.1 Structural Reports

As this report has outlined and based on Malone Associates Consulting Structural and Civil Engineer's findings, dismantling and rebuilding of the pier and strengthening of the wall adjacent is necessary to prevent further deterioration leading to these structures becoming unsafe. It was requested that the application include a Structural Survey and visual observations of



Figure 10 – View from Southwood Lane
Looking South showing loose or missing mortar in wall



Figure 11 – View from Service road (accessing 86 – 112 Southwood Lane)
Looking West showing loose or missing mortar in wall

the Civil Engineer. These documents have therefore been included in this application comprising:

- Structural Survey Report BJM/4242 dated 9th February 2022
- Email from Civil and Structural Engineer entitled 'RE: Pillar on Southwood Lane' dated 12th July 2022

6.2 Brick types for Masonry Pier

As this report and drawings such as DWG-05 have described, it is proposed to rebuild the Masonry Pier with its existing coping stone and bricks matching its existing height and style. Where replacement bricks are needed they would be matched as closely as possible to the existing so that the historic appearance of the pier is preserved as far as is practicably possible. The drawings (DWG-02 & DWG-05) further note that all available existing bricks be used to the West and North fronting the public highway with any replacement reclaimed bricks being used to the South and East of the Pier facing into the wall running along Highstone House and the landscaped earth bank where they are less visible.

A request was made at pre application stage for further details of any replacement bricks proposed. SHERCO therefore obtained a sample of the existing brick (figure 12) and determined that this was a heavily weathered soft red and through enquiries with the London Reclaimed Brick Merchants has found a proposed replacement from their weathered multi-stock range (figure 13). As it is anticipated that only a small number of replacement bricks will be needed it will be made a requirement that the most weathered soft reds are hand selected from batches to allow for the closest possible match to existing.

6.3 Neighbour amenity

As discussed at the pre-application meeting the intent is to rebuild the pier to its original size and shape and to conceal the concrete retaining wall adjacent to it within the existing landscaped



Figure 12- Samples of existing facing bricks from Pier
There is a very significant deposit of grey weathering on all exposed surfaces



Figure 13- Example batch from the London Reclaimed Brick Merchants' Weathered Multi-stock range. Very weathered bricks will be selected by hand from batches similar to this photo at their yard.

earth bank. In doing so the works would have no changes to amenity or living conditions for residents adjacent (see figure 14 overleaf).

6.4 Trees

As there are several trees nearby that contribute to the leafy character of the area and notably the excavation for the concrete retaining wall will be within the root protection area of a large oak tree, SHERCO has obtained a tree survey, arboricultural impact assessment, method statement, and tree protection plan that will be part of the tender documents and outlines exactly how trees will be protected and the excavation works will be carried out for the concrete retaining wall to protect the roots of the existing oak tree.

The following documents are therefore attached to this application:

- Arbtech Arboricultural Survey to BS5837:2012 dated 29/8/2022
- Arbtech Arboricultural Impact Assessment dated Oct 2022
- Arbtech Arboricultural Method Statement dated 17th October 2022
- Arbtech Tree protection Plan dated Oct 2022

SHERCO will also request an aboriculturalist to attend the site during the works. As noted in the aboricultural reports, the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development.

6.5 Highways & Transport

As noted in the pre application the proposed works will enhance the structural stability of both the pier and wall lessening the likelihood of the structure collapsing onto the footway or highway.

As noted in section 4.2 of this report, the design of the concrete wall to strengthen the existing wall is kept to the landscaped earth bank side to prevent a requirement to close or access the works from the public footway.

With regards to the rebuilding of the brick pier it is anticipated that some access will be required by the Contractor from the public highway to rebuild the facing course, SHERCO will make it a requirement of the tender that the Contractor should submit their

temporary access proposals for rebuilding of the pier in advance of the construction works. These proposals will then be forwarded to the Council's highways department for comments and consent prior to the works commencing.

7. Conclusion

As highlighted in this report, the repair works proposed are sympathetic and in keeping with the Character of the Highgate Conservation area. They seek to maintain the original character of the pier and wall and will preserve and enhance the areas concerned whilst at the same time making them structurally sound.

Drawings and Reports to be read in conjunction with this Design and Access Statement:

- 4242-SK01(A3) Boundary Wall Elevation
- 4242-SK02A (A3) Boundary Retaining Wall Details 1 of 3
- 4242-SK03A (A3) Boundary Retaining Wall Details 2 of 3
- 4242-SK04A (A3) Boundary Retaining Wall Details 3 of 3
- 4242-SK05 (A4) Boundary Retaining Wall General notes
- DWG-01 Block Plan
- DWG-02 (Plan)
- DWG-03 (West Elevation)
- DWG-04 (North Elevation)
- DWG-05 Detail of Pier
- SHERCO-RP-02 Heritage Statement
- Arbtech Aboricultural Survey to BS5837:2012 dated 29/8/2022
- Arbtech Aboricultural Impact Assessment dated Oct 2022
- Arbtech Aboricultural Method Statement dated 17th October 2022
- Arbtech Tree protection Plan dated Oct 2022
- Structural Survey Report BJM/4242 dated 9th February 2022
- Email from Civil and Structural Engineer entitled 'RE: Pillar on Southwood Lane' dated 12th July 2022

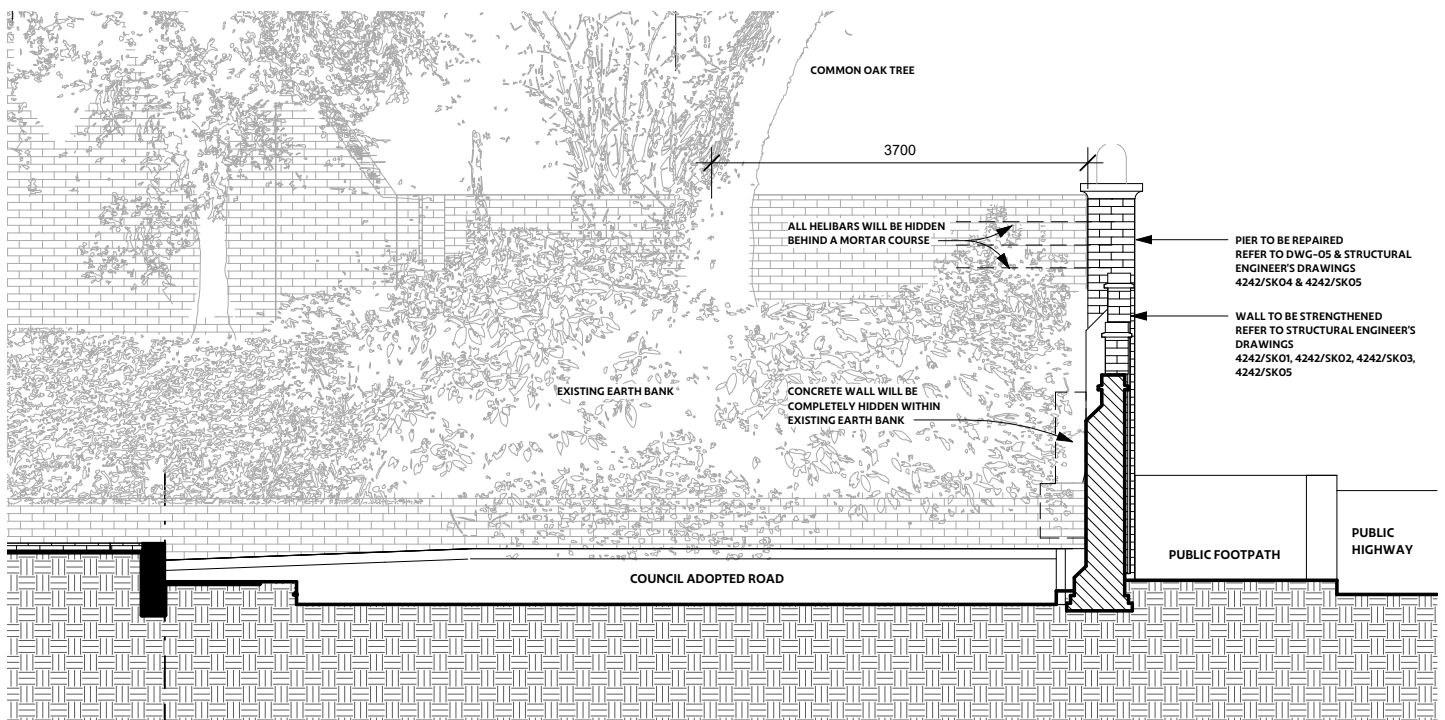


Figure 14- North Elevation (DWG-04)
Showing the Oak tree and how the proposed works maintain the existing character and height of the pier and wall.